

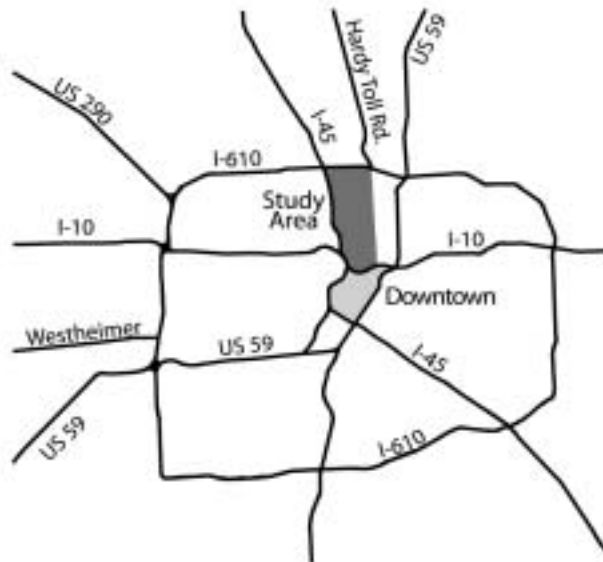
Chapter 1

Community Assessment

Location

Northside Village is centrally located and ringed by major freeways. On the east the community is primarily an industrial area built along a railroad corridor. To the west is the Greater Heights, a residential area that has seen considerable redevelopment and property value increases in recent years. Areas to the north are largely moderate income residential. Although downtown Houston lies immediately to the south, the two-lane underpass on Main Street and the Hardy/Elysian overpass provide the only direct access to downtown.

Key Findings: *The proximity to downtown and surrounding freeways allows easy access to major destinations throughout Houston. Increased access to downtown would cement the Northside Village's easy access to the rest of the City.*



Neighborhoods

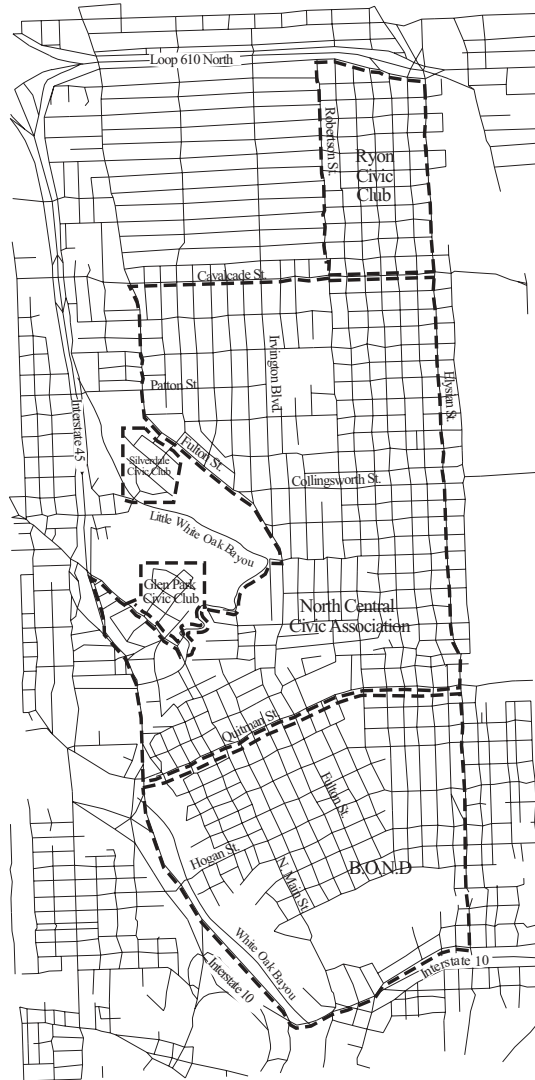
Civic activity is not new to Northside Village. The area's first civic organization was formed in 1928. It was named North Side Planning and Civics and the boundary was "Buffalo Bayou on the south, north to the then City limits (Hays Street), little White Oak Bayou on the west and Lockwood Drive on the east. Its mission was far-reaching and comprehensive and focused on creating a highly livable environment in the Northside. Membership was free and open to anyone living within the boundaries of the area, whether renter or homeowner.

Today, neighborhoods within Northside Village include: Lindale Park, Ryon Civic Club, North Central Civic Association, Blocks Organized for Neighborhood Defense (B.O.N.D), Silverdale Civic Club and Glen Park Civic Club. Geography and character give each area a distinct identity within Northside Village. These associations work together in many ways to address community issues. Recently, a Super Neighborhood Council was organized to serve as a channel to the City and District 'H' Council Member by articulating the priorities of the neighborhood and pressing for the implementation of this master plan.

Key Findings: *The area organizations are very active in preserving and improving the neighborhood.*

Demographics

Population. Census 2000 and a 1997 HUD census update provide the official demographic information (See Demographics Summary Table). However, a recent (2001) study by Social Compact Inc., *Houston Neighborhood Market Drill Down*, used innovative new methods to produce details on the demographics of Northside Village. The discussion that follows is based on a combination of Census and Social Compact data. Census



Map No. 1
Current Neighborhood
Associations

Source: Near Northside Economic
Revitalization Plan Steering
Committee



Near Northside Economic
Revitalization Plan
City of Houston
Webb Architects Team
June, 2001

numbers are retained as a baseline and provide a comparison to areas not studied by Social Compact. (See the Appendix C for more on the Social Compact analysis of Northside Village.)

According to the Social Compact study, there are 9,989 households in Northside Village comprised of 33,678 people (7,166 over the 2000 Census; a 30.4 % increase over the 1990 Census). Average household size is 3.4 persons compared to 2.8 for Harris County.

The study area is predominantly Hispanic (85% per the Social Compact Study); the remaining population is evenly split between Anglos and African Americans. Anglos tend to be concentrated in Lindale Park (north of the study area), African-Americans tend to be concentrated in the Ryon area.

Age. According to 1997 HUD Census Upgrade, 32% of the population was of school age (5-18), and 11% of the population was 65 or older. Social Compact data strengthens the notion that this is a young community, with a median age of 22 years.

Education. In 1997, 53% of the population over 25 had a high school diploma and 14% had completed a higher level of education (including baccalaureate or graduate degrees).

Income. According to the Social Compact study, the average household income is \$23,928 (\$28,474 when adjusted to reflect the cash economy). Approximately 26% of the households in the area have incomes between \$20,000 - \$49,000; 6% have incomes over \$50,000. This translates to a combined income of \$284 million for the neighborhood with a purchasing power of \$119 million.

Employment. Of the working population, one-third is employed in the construction and retail trade sectors. Other important

sectors are manufacturing, business and repair, health care and education. Within Northside Village, there are 605 businesses employing 5,950 people (Social Compact Study). Of these, 198 are retail businesses, which generated \$250 million in sales in 2000. The combined revenue for all businesses in the neighborhood exceeded \$2.1 billion 2001. It is significant to note that the daytime population in the Northside Village is over 123,000.

Economy. A significant number of monetary transactions in the Northside Village are undertaken via cash. This “cash” economy contributes approximately \$45.4 million to the market.

Key Findings: *Overall, the Northside Village is young and Hispanic. This is a market that draws people from outside the immediate community. Aggregate household income plus expenditures of daytime population indicates a strong potential for supporting additional business investment.*

Land Use and Community Character

Residential Land Use and Housing. Northside Village is mainly residential (almost 46% of the land is single-family), except for the southernmost part, which is industrial in character but largely vacant. Over 70% of the housing units in this neighborhood are single-family. Although the majority of the housing stock is old (85% of single-family homes were built before 1950), many areas are stable and well maintained (see Chapter 6: *Historic Preservation* for more details). Of the 10,216 housing units in Northside, 9,989 are occupied. Home values have appreciated significantly since 1990 to a median sales value of \$81,745; the permit values for newly constructed units reflect a median value of \$53,350 (Social Compact Study).

There are approximately 2,800 multi-family units in the neighborhood - 62 units are senior housing and 313 units are in

the Irvington Village public housing development. Renters tend to be long-term occupants (average of 10 years). Average rent and mortgage is approximately \$500/month.

Nonresidential Land Use. Most neighborhoods lack deed restrictions. Commercial areas make up approximately 7% of the total area and are found primarily along the major thoroughfares; Main, Fulton, Irvington and Quitman. In a number of instances, bars/cantinas and auto-related businesses conflict with residential uses. Some areas that are predominantly residential contain large industrial warehouses which generate considerable truck traffic. Most of these areas lack deed restrictions. In total, industrial uses constitute 8% of the land area and are generally warehousing and shipping facilities. Manufacturing tends to be located in the south near the rail yard.

Vacant and Developable Land. Northside Village has the potential for significant new development. Almost 17% of the total area is classified undeveloped. Undeveloped single-lots could accommodate almost 1,600 new housing units. Many buildings classified as dangerous or tax delinquent (or both) would be prime for redevelopment. These buildings are scattered throughout the study area, with a heavy concentration south of Boundary Street. Several large parcels in single ownership (the rail yards to the south and the trucking site off Irvington) are underutilized and have potential for redevelopment.

Public, institutional and parks and open space make up the remaining 19% of the land area.

Key findings: *Large areas of land associated with the railroad in the southernmost portion of the study area hold enormous development potential. Opportunities exist for providing a substantial amount of affordable housing on single lots. Incompatible uses need to be addressed. Except*

for the northern neighborhoods, deed restrictions do not exist.

Table 1

Land Use Summary	Acres	Percentage of Total
Single Family Residential	608	45.9%
Multi-family Residential	21	1.6%
Commercial	92	6.9%
Office	8	0.6%
Industrial	109	8.3%
Public and Institutional	118	8.9%
Transportation and Utility	1	0.1%
Parks and Open Space	135	10.2%
Undeveloped	230	17.3%
Others (mismatched)	3	0.3%
Source: 2001 HCAD	1,325	100.0%

Historic Preservation

The history of the Northside Village area dates back to the 1880's. Residential and industrial buildings from the 19th and early 20th century are found throughout. At least six areas have the potential for historic designation. Two areas in particular contain structures of historical significance:

1) The area bound by Burnett (south), North Main (west), Quitman (north) and Elysian (east) includes portions of subdivisions that were platted in 1867, 1889 and 1911. Homes in this area date mostly from the 1880's and early 1900's with the Queen Anne style predominating. The Gothic Revival style is reflected in the church on Chestnut.

2) The Southern Pacific rail yards, the area within Maury, Burnett, Chestnut and Opelousas, contains a number of structures that housed the rail yard operations dating back to the 19th and early 20th centuries. (Additional details on the neighborhood's historic resources are found in Chapter 6: *Historic Preservation* and Appendix E.)

Key findings: The neighborhood contains significant historic resources indicating potential for historic district designation or as individual landmark designation. These areas merit further study to determine if they meet the requirements for historic district designation at either the local or Federal level (National Park Service).

Safety

Based on Social Compact analysis of Houston Police Department data, crime (all types) declined 4% between 1997 and 2000. Property crime declined 4.5% and violent crime declined 1.7%. The incidences of crimes per thousand persons were 48 in the Northside Village compared to 67 for the city as a whole.

Key findings: In general, crime is down and is lower than the rest of the city as a whole.

Transportation and Mobility Infrastructure

All the major roads with recent traffic counts have acceptable Levels-of-Service (LOS). LOS measures traffic congestion and flow ranging from A to F. The C levels (lowest found in the study area) occur on sections of Main Street and Quitman Street. The City of Houston's Major Thoroughfare and Freeway Plan calls for additional right-of-way for Collingsworth Street, Fulton Street,

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(from Collingsworth to Hogan) and North Main Street (south of Hogan).

Two major regional transportation improvements could have large impacts on the area. An exit at Cavalcade from the Hardy Toll Road extension is in the planning stages. Cavalcade would then connect the Hardy Toll Road to IH 45. In addition, METRO is gathering public input on the possibility of extending light rail transit north toward Bush Intercontinental Airport. Light rail running through the northside would greatly add to area mobility and could also create many economic development opportunities.

In spite of heavy pedestrian activity oriented to neighborhood businesses and the community's seven elementary schools, most of the Near Northside streets lack adequate sidewalks

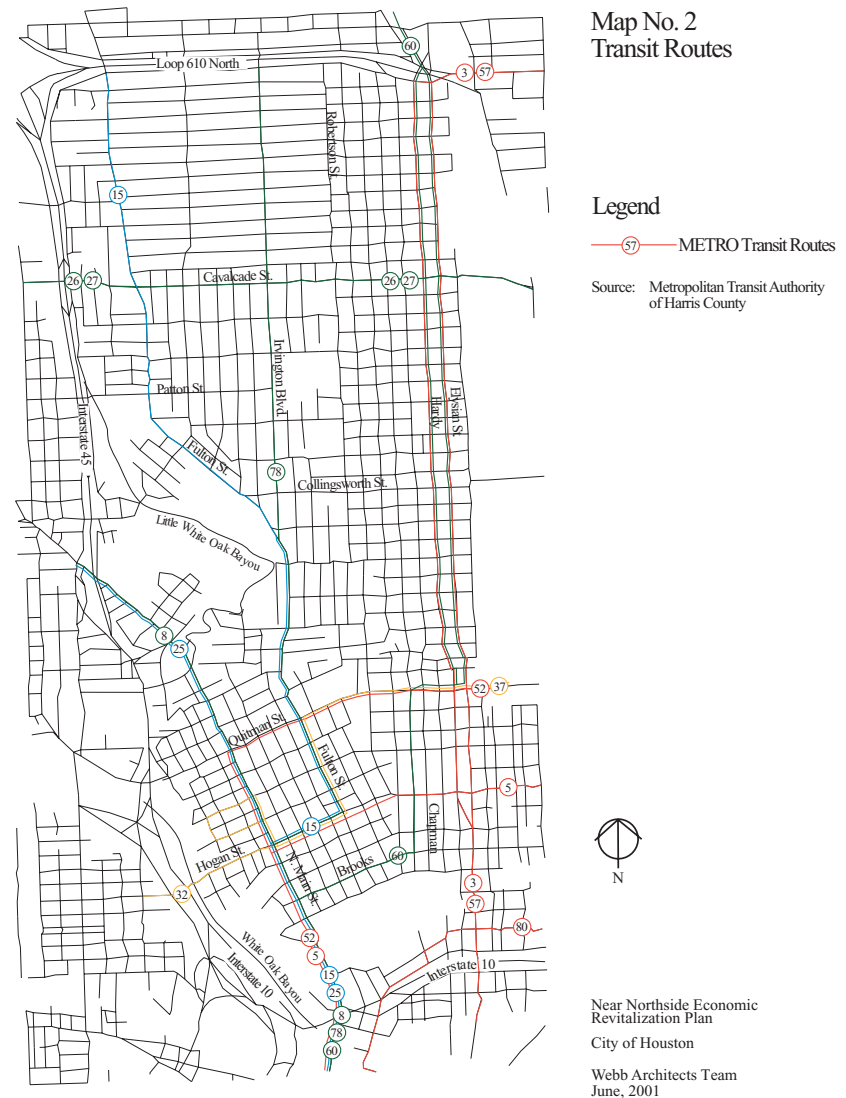
The Northside Village is served by 13 of the 132 METRO bus routes, with many stops lacking shelters and benches. According to METRO, there are 5,000 daily bus boardings in the study area.

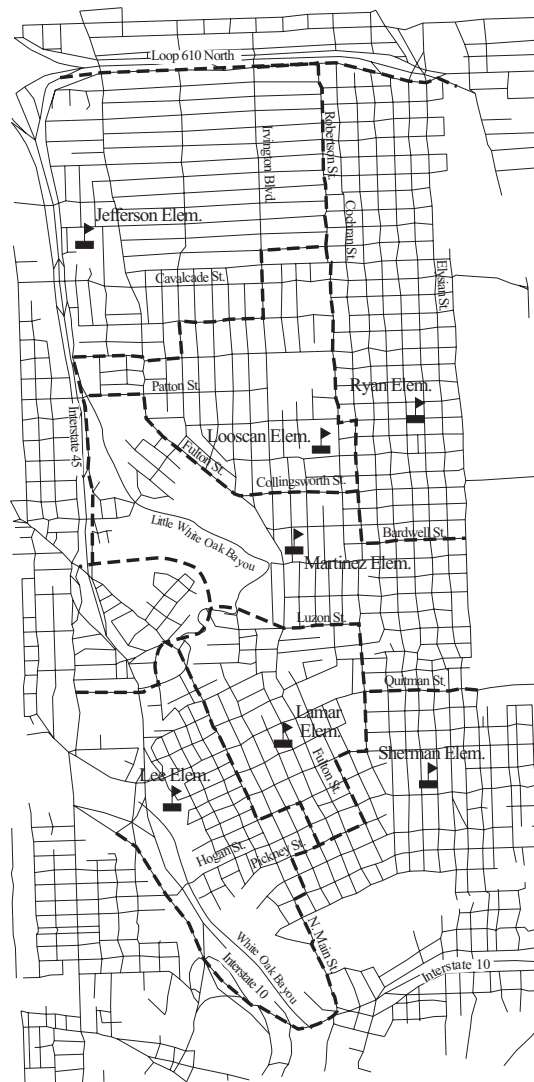
Designated bike lanes exist on Cavalcade Street and Fulton Street.

Key Findings: The Northside Village is pedestrian oriented and well served by METRO. The street network easily carries current traffic volumes. Major transportation projects such as the Hardy Toll Road extension and the potential for METRO light rail hold great promise for improving mobility and spurring economic development in the Northside.

Community Facilities



The neighborhood is served by seven elementary schools, one middle school, one high school and one private school (Holy Name Catholic School). A new campus for Lamar Elementary is located at Main St. and Quitman St. This new complex will replace





Map No. 3
Elementary Schools
and their Zones

Legend

-  Elementary School
-  School zone boundary

Source: Houston Independent School District



Near Northside Economic
Revitalization Plan
City of Houston
Webb Architects Team
June, 2001

the existing Lamar Elementary buildings and will absorb students from Lee Elementary, which will be closed. The future use of the Lee Elementary buildings is unknown.

Numerous churches are located throughout the neighborhood. Two community supported City and County clinics on N. Main serve the health needs of the neighborhood and are supported by a number of non-profit social service agencies, such as de Madres a Madres (prenatal care and counseling for mothers) and Wesley House (day and after-school care), a Head Start facility located at Main St. and Quitman St.

Six city parks serve the area. The 35-acre Moody Park is by far the largest, and includes sport fields, a swimming pool and a recreational center. Irvington Park (6 acres), on Cavalcade St., also includes a large sports field. Other parks are small (less than two acres) and include only playgrounds and basketball courts. A seven-acre tract known as Hogg Park, remains undeveloped. No new parks or land acquisitions are planned for the neighborhood in the current City of Houston Master Park Plan.

Key findings: Generally, Northside Village is adequately served by existing community facilities. The addition of Lamar Elementary School will provide an important improvement to the community.

